

Longford County Council Planner's Report

Reference no: PL 23/60072
Applicant: Conor Smith
Type of Application: Permission
Development Description: to construct 1 No. poultry house together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works associated with the above development at Glenmore, Aughnaccliffe, Co. Longford.
Address: Glenmore, Aughnaccliffe, Co. Longford.
Planner: Ian Lacey
Date of Site Inspection: 27/07/2023
Submission Deadline: 02/08/2023

Proposed Development

This is an application to construct 1 No. poultry house together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works associated with the above development at Glenmore, Aughnaccliffe, Co. Longford.



Site notice on site – 27/07/2023

Planning History subject site:

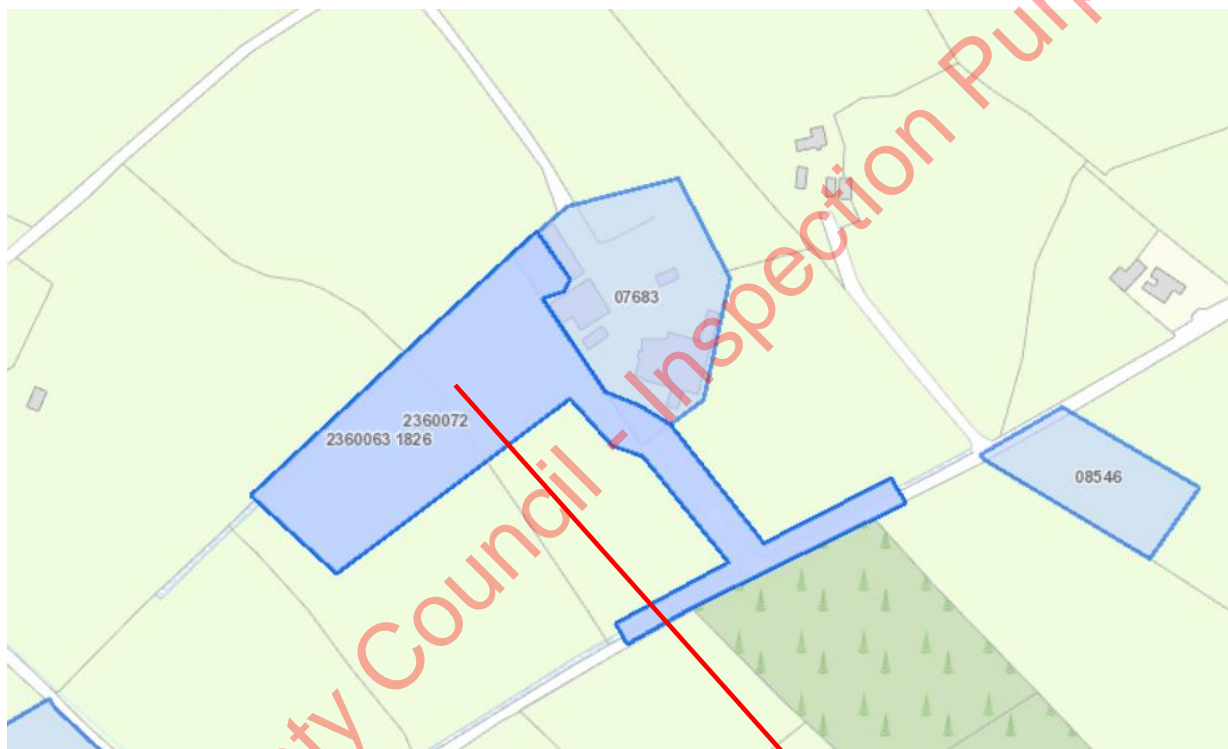
PL23-60063 – Incomplete application

PL18-26 – Planning permission granted (02/05/2018) to Conor Smith - to construct 1 No. poultry house together with all ancillary structures (to include meal storage bin(s) and soiled water tank(s) and site works (including upgraded site entrance) associated with the above development.

PL07-683 – Planning permission granted (28/09/2007) to Frank Smith – to erect a silage pit and effluent tank

Subject Site:

The proposed development site is located at the end of a cul-de-sac just off a country road to the west of Aughnacliffe and to the east of Ballinamuck. The proposed development site is located outside of the designated village envelopes as specified in Longford County Development Plan 2021 - 2027.



Identified subject
site



Aerial – Google Imagery 2023

The proposed site is not located within any Natural Heritage Area, SAC, SPA or Broad Zone. The proposed development site is on elevated ground near a sensitive area and is in close proximity to the Lough Gowna Broadzone and the Full Scenic Routes 7 & 8. The applicants have also indicated as part of the application form that the site area is 1.423 hectares.



Google streetview image dated 2019 – viewed from the local road L1306 SE

The applicant has submitted the following additional information with the planning file:

EIAR report prepared by C.L.W. Environmental Planner Ltd. On behalf of Mr. Conor Smith. The report was prepared in accordance with the Planning and Development Act 2000 (as amended), Planning and Development Regulations 2001 (as amended) and the Protection of the Environment Act 2003. The EIAR is required as the proposed capacity of the poultry farm will be limited to c85,000 birds – this development size exceeds the threshold EIAR as per S.I. 600 of 2001 (planning and Development Regs 2001), Schedule 5 Part 2 1 (e)(i) – **“installations for intensive rearing of poultry not included in Part 1 of this Schedule which would have more than 40,000 places for poultry.”**

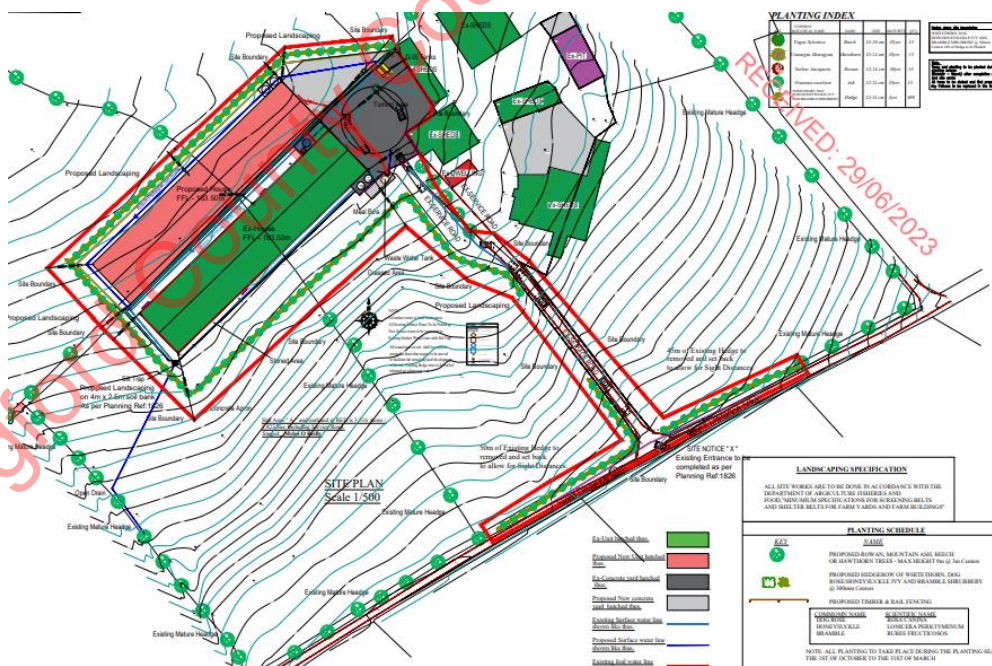
The applicant has submitted a landowner consent from the registered owner of the lands – Mr Frank Smith.

The applicant has submitted an agent consent letter from the applicant to C.L.W. Environmental Planners Ltd. To act as their planning agent.

It is however noted that the applicants have not completed the supplementary planning application form for agricultural development which is now required with all agricultural planning application and requires the applicant to outline the existing farmyard structures and the numbers of livestock on the site at present, existing and proposed slurry holding facilities and the method of disposal for same.

The applicant has also not submitted an Appropriate Assessment screening report for the proposed development to identify if the proposed development would have any effect on a Natura 2000 site.

Further the applicant has not submitted a planning statement as part of the planning application which outlines the proposed development, the design, inputs and waste, and the processes involved in the rearing of chicken and the explanation for the choice of site.



Site layout plan – showing existing and proposed structures

Design:

The applicant proposes to construct a poultry rearing house which is of an 'A' roof design 97.5m long by 20m wide with an overall ridge height of 5.744m, designed to match the existing poultry shed granted permission under PL18-26. The applicant has indicated that the building is of a form, design, colour and material that are sympathetic to their surroundings. The house will be constructed with a steel portal frame structure on concrete base in line with the Dept. of Agriculture, Food and the Marine specifications. The house will be constructed of concrete walls with prefabricated wall panels and dark coloured corrugated cladding on the roof. Automated feeding and drinking systems are to be incorporated into the house operation.

Wastewater Treatment:

Not applicable

Water Supply:

The applicants have indicated that the site is serviced by an existing private well on site, although it is noted that the location of the private bored well is not specified on the site layout plan.

Surface Water Disposal:

The Applicant intends to dispose of surface water to local watercourses and drains although it is noted and identified that these are not clearly marked or defined on the site layout plan.

Submissions / Observations:

None received

Internal Reports / Memos:

Area Engineer report received 20/07/2023 – no objections subject to conditions.

However, the report does reference identified insufficient sightlines at the existing gated site entrance. These are noted to be deficient and do not comply with the previous grant of planning permission (PL18-26). Therefore, further information shall be sought in order to obtain an improved sightline at the exist using the appropriate TII standard which in this case is a 90m long by 3m deep sight triangle, with these works completed prior to commencement of any works on site.

External Reports:

Irish Water – report received 03/07/2023. No objections as the applicant has indicated the use of a private bored well for the water supply.

EPA – report received 27/07/2023 – report states that the proposed development may require a licence under Class 6 of the EPA Act, the Agency has not received a licence application relating to the development. In accordance with Section 87(1D)(d) of the EPA Act, the Agency cannot

issue a Proposed Determination on a licence application which addresses the development above until a planning decision has been made.

HSE – Environmental Health Service – report received 02/08/2023 the report identifies significant issues with the submitted information and in-particular the EIAR report.

The EHS is of the opinion that the ELAR has not adequately assessed the potential likely significant effect from the development from odour or noise. The EHS is also of the opinion that any potential likely significant cumulative effects have not been adequately assessed in the ELAR. Due to the above, it is not possible for the EHS to make observations as to whether there is adequate protection of Population and Environmental Health from the predicted residual impacts of the proposal.

For this reason, further information from the applicant shall be sought.

Representations:

None received

Pre-planning Consultations:

The applicant did not avail of the pre-planning facility.

Environmental Impact Assessment Report:

In accordance with the requirements of Article 3 of the European Directive 85/37/EEC, as amended by Council Directives 97/11/EC, 2003/35/EC and 2014/52/ EU and from Directive 2011/92/EU as amended by Directive 2014/52/EU and section 171 A of the Planning and Development Act 2000 (as amended), the environmental impact Assessment Report (EIAR) submitted by the applicant is required to be assessed by the competent authority, which in this instance is the Planning Authority. In this assessment, the direct and indirect effects of the proposed development need to be identified, described and assessed in an appropriate manner, in accordance with Articles 4 to 11 of the Directive and should be assessed: in the context of

- Population and Human Health,
- Biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EEC
- Land, Soil, water, air, climate
- Material assets, cultural heritage and the landscape
- The interaction between the factors mentioned above.

This assessment takes into account the EIAR submitted as part of the planning application and all submissions/observations received in respect of the proposal which referred to the impacts of the proposed development on the environment.

The EIAR submitted with the application includes a consideration of alternatives, which identifies different sites which were initially considered for the development and the reasons they were dismissed which included poor access and limited area. The alternatives section also discusses how the applicant has screened the remaining lands. This section of the report identifies that the site

topography, the status of the site, distance from neighbours, site access and the integration of the proposed development within the existing farm structures influenced the decision.

I am satisfied that Section 3 of the EIS adequately assesses alternatives, in accordance with the EPA Guidelines with regard to alternative locations and alternative layouts and processes.

Section 4.3.1 refers to the effects on Population and Human Health – the report considers that significant effects on population/human health are not anticipated. It is stated that there are no third party dwellings located within c100m, with the closest being 165-175m away. It is stated that the proposed development is unlikely to generate or release sounds/odours and impair the amenity of the local area. The proposed development is acknowledged to be located close to the scenic route/protected view and cycle trails, but it is within an existing farmyard setting. The existing poultry farm development it is stated has received no complaints during its operation and the development supports the proposed diversification of the existing farm.

Section 4.3.2 – Effects on biodiversity (flora and fauna). The report states that the existing poultry shed and the additional proposed will have no adverse impacts outside the boundary site, much of the surrounding area is improved agricultural grassland. The proposed development is relatively small and represents a sustainable addition to the existing farming activities. The proposed development is not near to or likely to adversely impact on any wetland sites – SAC, SPA as detailed in the Longford County Development Plan 2021-2027.

The closest Natura 2000 site is identified to be Ardagullion Bog c.14km south-east of the subject site.

The report included a statement on the nearest Natura 2000 sites and a summary of the impacts with screening in/out – three sites were screened in due atmospheric emissions. The sites included:

- Ardagullion Bog SAC (002341) c.14km south-east
- Lough Forbes Complex SAC (001818) c14.6km south-west
- Ballykenny-Fisherstown Bog SPA (004101) 14.6km south-west

As a consequence, the report undertook tests to predict atmospheric emissions (nitrogen and ammonia) based on the predicted volume of birds to be housed (c85,000 flock) – a SCAIL (Simple Calculation of Atmospheric Impact Limit). This calculation concluded that as the PC is less than 1% of each parameter at all sites, significant effects upon the Natura 2000 sites arising due to emissions from the operation of the farm could be ruled out.

It was identified in the report that the application site lies within the Erne Hydrometric Area (36 and Catchment (36), the Erne Sub-Catchment (020) and the Aughnacliffe Stream Sub-Basin (010). – clean surface water runoff will be directed to existing field drains along the lateral field boundaries which are likely to flow towards the Glenmore Stream 271m south-west of the site. This stream is an identified tributary of the Aughnacliffe stream. The EPA have defined the ecological status of the Aughnacliffe Stream and its tributaries as being of high ecological status – under the requirements of the WFD this is classed as satisfactory, and this status must be maintained.

The report states that there will be no discharge of soiled water or effluent from the proposed development to surface water and the development will have no significant impact on surface water and or the SPA.

The report states that given the area proposed is managed agricultural with poor biological diversity, it is considered that maintaining existing landscape/hedgerow around the site boundary together with additional will maintain the biodiversity of the site.

4.3.3 Effect on soil and land. The report states that the proposed development is located on a green agricultural field, no significant potential impacts are anticipated. The land required will be minimal in respect of the wider landholding.

4.3.4 Effect on geological and geomorphological heritage of the area. The report states that there is no significant potential for any effect outside of the development area. The site is an existing farmyard and greenfield agricultural field. Due to the nature and extent of the proposed development it will not have any adverse impact on the geology of the area.

4.3.5 Effect on water. The report states that effect on groundwater from the proposal will be nil. No discharge proposed to the ground and minimal risk of accidental leakage or spillage of polluting liquids. The works will be carried out on an impermeable concrete base – with proper storm and soiled water separation and collection facilities. The site operates on a dry manure basis with the waste manure removed at the end of each batch. Water supply to be provided from an existing private well serving the existing farm.

The only discharge from the site to surface water is discharge of rainwater from the roofs and clean yards to the field drains. Mitigation measures are proposed for the construction and operational phases.

4.3.6 Effects on air. The potential effects of the proposed development relate to odour and gaseous emissions that may be associated with poultry and poultry manure on site. Odorous emissions are not likely to cause nuisance or impair amenity beyond the site boundary with the exception of times when birds and or manure are being removed from site – identified to occur 7 x per year.

Management practices are identified to be implemented so as to minimise potential odour emissions – proper storage of all wastes on site – thorough cleaning of poultry houses – regular cleaning of outside areas – immediate removal of manure off site in properly designed and covered trailers – proper stocking rate within the houses – proper management of temperature and humidity.

4.3.7 Effect on climate/climate change. The report states the development will have no significant adverse effects on climate. Manure and organic fertilisers from the farm will be used in compost production. All customers of the manure from the site will be advised that this should be stored, managed and applied in accordance with S.I. 113 of 2022 (as amended) and where possible incorporated and ploughed into the soil. This section of the report does not suggest a Construction and Environmental Management Plan, nor does the report suggest a sustainability statement for the existing poultry farm and if successful given the increased capacity of the poultry sheds.

4.3.8 Effects on visual aspects and landscape. The existing farm and the subject site is located in the landscape unit 2 – Northern Upland. The proposed development is an extension of an existing farm unit on the site, and it is stated that it will have limited impact on the character of the surrounding landscape. The development will integrate with the existing poultry house and will be visibly unobtrusive and it will not have significant impacts on the landscape character of the area. The report has not presented sufficient information to assess the visual impact when viewed from the upper local road and the access road to the west of the subject site, nether have the proposed mitigation measures been defined and used to confirm how the subject site is proposed to be

screened from view. The subject site is identified to be located along important scenic routes and located in an important Northern Upland landscape unit in the Landscape Character Assessment.

4.3.9 Effect on Archaeological & Cultural Heritage. There are no known archaeological sites or sites and monuments within the site boundary. There is no visual evidence of any archaeological feature on the subject lands adjoining the site.

4.3.10 Effects on Material Assets.

- a) Agricultural properties and agricultural enterprises – the proposed development is to be completed within an existing poultry farm building and extend the facilities and does not interact with any lands outside the confines of the site.
- b) No-agricultural properties including residential, commercial, recreational and non-ag lands. The development is proposed on an existing agricultural site. There are no third party dwelling within 100m of the proposed development.
- c) Natural or other resources – minerals, land and energy. The report states that the development will take a portion of the landholding but no impacts outside of the development area. The operation will require additional feed, gas and water. The farm does not require any modifications to the existing electricity network, water or road infrastructure.

4.4 Description of the likely significant effects of the proposed development arising from:

Construction and the operation – the report states that the impact upon the landscape will be minimal following the implementation of proposals in relation to location, landscaping, external finishes and integration into the existing site.

The impact on traffic and the local road network will not have a significant adverse impact – short term increases would be related to the construction of the proposed development. Once completed the operational traffic associated with the site would include:

- Feed deliveries c1.75-2 loads (45 tonnes)/week (10-12/batch). Feed lorry capacity 28 tonnes/load – increasing from 0.75-1 loads/week current.
- Manure transport c. 3 loads/batch on average. Manure lorry capacity 30 tonnes/load increasing from c.2 loads/batch currently.
- Bird deliveries/collections, gas and shavings deliveries (c. 15-18 loads/batch) increasing from c.8-10 loads/week currently.
- Fortnightly waste collection and collection of mortalities (c.1/week on average)

This will result in an average of c.40-45 movements/batch or c.6-7 per week, increasing from c.3-5 loads/week currently.

Use of natural resources - some land will be required, water, fed and gas heating

Emission of pollutants:

Clean storm water will be discharged to the local watercourse/ground via the discharge points on the site layout plan. Site management practices will help to ensure that the possibility of stormwater carrying significant pollution to the stream is effectively eliminated.

The regular removal of all solid waste materials from the site to the authorised disposal/recovery sites elsewhere and by the removal of poultry manure off site by an experienced contractor shall minimise the environmental effects.

All soiled waters will be allocated to the farmland in accordance with S.I.113 of 2022 as amended.

The creation of nuisance – the proposed development will be carried out in accordance with management and operational procedures proposed and in line with EPA, DFAM, Bord Bia and Longford County Council requirements and is not expected to create any significant nuisance.

Elimination of and or disposal/recovery of waste by-products – the net increase in volumes of waste/by-products materials to be generated as a result of the proposed development will not cause a significant adverse environmental impact. All waste streams are to be maintained by implementing good practice measures on-site and any waste that cannot be eliminated will be disposed /recovered in line with existing requirements and practices. Volume of organic fertiliser/manure produced will be minimised by efficient cleaning out and the use of high pressure, low vol power washers.

Risks to human health, cultural heritage, or the environment – the potential risks due to accidents is limited due to the innate nature of the production system and activities on-site. There are no significant high risk/hazardous products used, produced and or released.

Class A Disease – in the event of such an occurrence many animals would be slaughtered any action would consider 1) preventing the spread of the disease/virus and 2) minimising damage to the environment. In respect of the latter the means of disposal may include render, bury, burn the disposal strategy would be decided by the DAFM – the preferred option from the farm site would be rendering.

Climate change – the amount of methane emitted by livestock is a lot higher for ruminants such as cattle and sheep versus non-ruminants such as poultry/pigs. The dry manure produced will be spread more effectively. The proposed development will be designed, managed and operated so as to minimise energy (gas and electricity) use.

4.5 Forecasting methods to assess effects on the environment – the applicant has had no incidents with regard to the effect of the existing enterprise on the local environment. Poultry farming is a traditional and widespread farming activity and that this proposed development will comply with the Nitrates directive and will be constructed in line with modern poultry house design – the applicant is fully confident that the proposed development will have no significant adverse effects on the local environment.

4.6 Cumulative and transboundary effects – while the total bird numbers farmed will increase from c39,000 birds to 85,000, it is not anticipated that this will have a significant adverse cumulative impact – due to its location integrated with the existing poultry farm and wider landscape in an agricultural area. The fact that the manure is proposed to be moved off site by an approved and registered contractor and appropriate measures are in place to address wastes arising on the farm. The proposed development, subject to the mitigation measures as detailed is not likely to adversely impact on any sensitive feature/location either independently or cumulatively. The proposed development will not have any Transboundary impacts due to the distance from any international boundary and the fact that in the main all wastes, by-products will be utilised, disposed of, recovered within the country.

It is noted from the external reports received from the HSE (dated 02/08/2023) that there are noted and identified deficiencies in the EIAR report for the proposed development and therefore the applicant will be required to review this report and fully answer all of the concerns identified in the HSE report.

Planning Consideration:

The proposed development relates to the proposed extension of an existing farmyard complex and the proposed rearing of poultry.

The proposed developments are assessed against planning policies stated in the Longford County Development Plan 2021-2027:

Rural Economy / Agriculture:

- CPO 9.13 - Maintain a vibrant and healthy agricultural sector based on the principles of sustainable development, whilst at the same time finding alternative employment in or close to rural areas to sustain rural communities.
- CPO9.14 - Support agricultural development as a contributory means of maintaining population and sustaining the rural economy, whilst maintaining and enhancing the standing of the rural environment through application of the EU Water Framework Directive and EU Habitats Directive.
- CPO9.17 - Facilitate the development of environmentally sustainable agricultural activities, whereby natural waters and watercourses, wildlife habitats, conservation areas and areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the visual amenity of the countryside.

An Appropriate Assessment is a standard legal requirement for all plans and projects likely to have a significant impact on European sites (Special Areas of Conservation (SAC) or Special Protection Areas (SPA). An AA screening report was not submitted as part of the application documentation.

It is noted that the applicants have not completed the Supplementary planning application form for agricultural development which is now required with all agricultural planning application and requires the applicant to outline the existing farmyard structures and the numbers of livestock on the site at present, existing and proposed slurry holding facilities and the method of disposal for same.

Further the applicant has not submitted a planning statement as part of the planning application which outlines the proposed development, the design, inputs and waste, and the processes involved in the rearing of chicken and the explanation for the choice of site.

It is noted from the external reports received from the HSE that there are noted and identified deficiencies in the EIAR report for the proposed development therefore the applicant will be required to review this report and fully answer all of the concerns identified in this report

Of note are the following matters:

Population and Environmental Health

1. The EIAR refers in a number of sections that the development will comply with EPA Licensing conditions. It is noted by the Planning Authority that the existing poultry farm is not subject to licensing and has not been subject to controls under a licence – at page 62 of the EIAR the following observations from the HSE
 - a) The statements in the EIAR are not supported by assessment evidence or evaluation.
 - b) The baseline environmental data is prior to any poultry development on the site and the cumulative effect should be assessed against this.
 - c) The likely significance of any cumulative effect on air, noise or water have not been quantified or assessed in the EIAR.

2. Protection of Surface and Ground Water - The collection and storage of soiled water is outlined in the EIAR, the EHS makes the following observations:
 - a) The integrity of the bunded storage and the underground storage tanks should be routinely checked. Construction of new storage tanks should include a sub floor leak detection system. Further EPA guidance in this area is at https://www.epa.ie/publications/licensing--permitting/industrial/ied/T_P_Guidance2013.pdf
 - b) There should be no direct emission to ground or surface water of any foul wastewater, including runoff from cleaning down yards and housing or wastewater from cleaning storage tanks.
 - c) There does not appear to have been any assessment on likely significant effects on drinking water sources (if any), including private wells, in the EIAR.
 - d) During the construction phase all site runoff should be directed to Sediment Filter Traps and through class 1 Oil Interceptors. A full Construction and Environmental Management Plan should be in place to ensure no runoff of hydro- carbon contaminated rainwater enters surface or ground water.
 - e) The mitigation measures detailed on page 46 of the EIAR should be implemented in full, along the proposed monitoring to ensure effectiveness of the control measures.
 - f) The statement on page 47 of the EIAR should detail what these measures are.

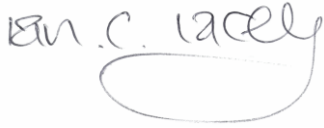
3. Like Significant Effects on Air - Section 4(3)(6) of the EIAR. Page 48 The EIAR has not assessed the likely significant effects from odour or evaluated the significance of this. There is no supporting evidence for the statements made of specifics to the proposed development or any cumulative effects from the existing development.

4. Likely Significant Effects from Noise - The EHS cannot identify where the EIAR has assessed the likely significant effects from noise, including any cumulative effects. There are a number of statements referring to similar types of developments and noise, but the EHS could not find a specific noise assessment for the proposal.

5. Construction and Environmental Management Plan - The EIAR does not contain a proposed Construction and Environmental Management Plan which clearly identifies controls required during the construction phase to protect Population and Environmental Health, responsibility for ensuring compliance with the Plan and corrective actions when required.

Planning Recommendation

Having regard to the above-mentioned considerations and requirement for additional information to facilitate the determination of the planning application, it is therefore recommended that Further Information be sought in this case, as set out below:



11/08/2023

Ian Lacey - Executive Planner

Date:



14/08/2023

A/Senior Planner

Date

Longford County Council - Inspection Purposes Only

Dear Sir,

In order that your application may be more fully and properly assessed you are now requested to respond to the following and to submit the appropriate particulars/drawings etc. by way of **Further Information**

1. The applicant is requested to submit a detailed AA Screening for the proposed development
2. The applicant is requested to submit the supplementary planning application form for agricultural development. This form is a requirement for all agricultural developments.
3. The EHS (Environmental Health Service) is of the opinion that the EIAR has not adequately assessed the potential likely significant effect from the development from odour or noise. The EHS is also of the opinion that any potential likely significant cumulative effects have not been adequately assessed in the EIAR. Due to the above, it is not possible for the EHS to make observations as to whether there is adequate protection of Population and Environmental Health from the predicted residual impacts of the proposal.

Therefore, the submitted EIAR shall be reviewed and revised in order to address the following matters and to deal with the Submission made by the EHS and received by the Planning Authority on the 02/08/2023.

Population and Environmental Health

- i. The EIAR refers in a number of sections that the development will comply with EPA Licensing conditions. It is noted by the Planning Authority that the existing poultry farm is not subject to licensing and has not been subject to controls under a licence – at page 62 of the EIAR the following observations from the HSE
 - a) The statements in the EIAR are not supported by assessment evidence or evaluation.
 - b) The baseline environmental data is prior to any poultry development on the site and the cumulative effect should be assessed against this.
 - c) The likely significance of any cumulative effect on air, noise or water have not been quantified or assessed in the EIAR.
- ii. Protection of Surface and Ground Water - The collection and storage of soiled water is outlined in the EIAR, the EHS makes the following observations:
 - a) The integrity of the bunded storage and the underground storage tanks should be routinely checked. Construction of new storage tanks should include a sub floor leak detection system. Further EPA guidance in this area is at https://www.epa.ie/publications/licensing--permitting/industrial/ied/T_P_Guidance2013.pdf
 - b) There should be no direct emission to ground or surface water of any foul wastewater, including runoff from cleaning down yards and housing or wastewater from cleaning storage tanks.
 - c) There does not appear to have been any assessment on likely significant effects on drinking water sources (if any), including private wells, in the EIAR.

- d) During the construction phase all site runoff should be directed to Sediment Filter Traps and through class 1 Oil Interceptors. A full Construction and Environmental Management Plan should be in place to ensure no runoff of hydro- carbon contaminated rainwater enters surface or ground water.
 - e) The mitigation measures detailed on page 46 of the EIAR should be implemented in full, along the proposed monitoring to ensure effectiveness of the control measures.
 - f) The statement on page 47 of the EIAR should detail what these measures are.
- iii. Like Significant Effects on Air - Section 4(3)(6) of the EIAR. Page 48 The EIAR has not assessed the likely significant effects from odour or evaluated the significance of this. There is no supporting evidence for the statements made of specifics to the proposed development or any cumulative effects from the existing development.
 - iv. Likely Significant Effects from Noise - The EHS cannot identify where the EIAR has assessed the likely significant effects from noise, including any cumulative effects. There are a number of statements referring to similar types of developments and noise, but the EHS could not find a specific noise assessment for the proposal.
 - v. Construction and Environmental Management Plan - The EIAR does not contain a proposed Construction and Environmental Management Plan which clearly identifies controls required during the construction phase to protect Population and Environmental Health, responsibility for ensuring compliance with the Plan and corrective actions when required.
4. The siting of your proposed development in an area which is partially screened by existing structures is noted. However, the Planning Authority have concerns regarding the visual sensitivity of this area given its location within the Northern Upland landscape sensitivity area, its proximity to the Broadzone area of Lough Gowna and the protected scenic routes as well as the elevated nature of your site.

You are now therefore requested to submit a full detailed landscaping plan, to provide screening from all viewpoints and in particular the rear elevation and side lateral elevations of the site to ensure that adequate screening is provided year-round when viewed from Lough Gowna and from the local road to the north and the residential property located along the L1036.

Further it is noted that the proposed new poultry shed will require the removal of an extensive length of existing field hedgerow in order to accommodate the installation of the new poultry shed. Details shall be provided about the length and condition of the hedgerow along with any existing field drains located along this length and as a consequence the applicant is requested to consider the planting of a more mature planting plan along this norther section of the field boundary.

5. Revised site layout plans confirming the location of the existing private well and the identified separation distances of this from the farmyard structures and the proposed new poultry shed. In addition, the existing field drains should be clearly marked on the site plan.
6. The applicant is requested to review the report of the Area Engineer and to submit a revised site layout plan confirming improved sightlines at the entrance to the site. The identified sightlines as drawn on the submitted plans are deemed to be deficient and do not comply with the previous grant of planning permission (PL18-26). Therefore, further

information shall be sought in order to obtain an improved sightline at the exist using the appropriate TII standard which in this case is a 90m long by 3m deep sight triangle.

Where your proposal involves the alterations of boundaries or otherwise constitutes significant further information, you are requested to submit revised public notices, to include the erection a new site notice outlining the changes to the proposed development and to publish a notice in an approved newspaper, containing as a heading the name of the planning authority, marked "Significant Further Information" stating all information as sought, including that submissions or observations may be made in writing to the Planning Authority on payment of the prescribed fee not later than two weeks after the receipt of the site notice and newspaper notice by the planning authority in accordance with the Planning and Development Regulations, 2006, Article 35(1) (a) and to submit copies of both with your response.

Your response should include 6 copies of the information requested.

Consideration of your application is deferred pending compliance with the terms of this letter. However, in accordance with article 33(3) of the Planning and Development Regulations 2006, where the request for Further Information is not complied with within the period of 6 months from the date of requirement for Further Information, the planning application shall be declared to be withdrawn.

Site Photos:



Longford County Council Inspection Purposes Only



Longford County Council - Inspection Purposes Only